
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	6901 Willow Street, NW	Agenda
Landmark/District:	Takoma Park Historic District	X Consent Calendar
Meeting Date:	March 23/30, 2023	X Concept Review
H.P.A. Number:	23-178	Alteration
		X New Construction
		Subdivision

Jemal’s WTU LLC, with plans prepared by Eric Colbert & Associates Architects, seeks concept review for construction of a three-story apartment building in the Takoma Park Historic District.

Proposal

The site is located at the eastern edge of the historic district at the corner of Willow and Aspen streets and is currently used as a playground. The context is varied, with a large warehouse to the north (outside the historic district) and a variety of one and two-story houses and duplexes across Willow and Aspen.

The project calls for construction of a three-story apartment building facing Willow and with a generous side yard setback from Aspen; nine parking spaces would be located lining the rear alley. The building would be modulated in plan with projecting bays contained under an overhanging butterfly pitched roof. The primary entrance would be centered on the Willow elevation, with private brick terraces and secondary entrances to the ground level units on each side. The building’s primary walls would be clad in wood shingles above a brick base; its roof and secondary elevations would be clad in standing seam copper.

Evaluation

The thoughtful and creative quality of the design provides an excellent model for how small-scale apartment buildings can be inserted into and enhance existing residential neighborhoods. Through its modulated massing, strong roofline, rich use of natural materials, and generous open landscape plan, the proposal is contextual and compatible with the Takoma Park Historic District.

At the suggestion of HPO, the applicant has agreed to move the building back 5-8 additional feet from the public sidewalk to provide a more generous landscaped area in front and to make minor revisions to the terraces, pulling them back in plan and with their perimeter brick walls lowered to align with the height of the building’s water table.

Recommendation

HPO recommends that the Board find the new construction project compatible with the Takoma Park Historic District and delegate final approval to staff.

HPO contact: Steve Callcott